

**City of Selah
Council Minutes**

October 12, 2004

Regular Meeting
Selah Council Chambers
115 West Naches Avenue
Selah, WA 98942

A. Call to Order Mayor Bob Jones called the meeting to order at 3:59pm.

B. Roll Call

Members Present: Brian Harris, Keith Larson, Pete McNew, Allen Schmid, Herb Schmidt.
Jerry Kobes and Scott Smeback arrived by 4:10pm.

Members Excused:

Staff Present: Bob Noe, City Attorney; Rick Gutierrez, Police Chief; Jerry Davis, Fire Chief; Gary Hanna, Deputy Fire Chief; Joe Henne, Public Works Director; Jeff Hagler, Parks & Recreation Director; Dennis Davison, Community Planner; Dale Novobielski, Clerk/Treasurer

C. Pledge of Allegiance

Councilman Herb Schmidt led the Pledge of Allegiance. Pastor Lowell Welker led the group in prayer.

D. Agenda Changes

E. Public Appearances

F. Getting To Know Our Businesses

G. Communications

1. Oral

Tom Smith, 6910 Columbus Street, Yakima, reported the Skateboard Association attended a school board meeting, but still has no site and is weighing options. He stated the group will hold a fundraiser dance November 12 at the Civic Center. He stated they have raised over \$1,000 but are waiting to go to businesses until they have a site.

Mayor Jones stated he has also been looking for a site.

Councilman Schmid asked Mr. Smith if the group feels it is important to have the skatepark in the City center.

Mr. Smith stated it would be ideal to have it in an easily visible, downtown location. He emphasized visibility and attractiveness seem more important than location.

2. Written

a. Tourism Promotion Area Agreement & Resolution

Councilman Schmidt noted he is a Hotel/Motel Commission member. There was discussion about whether the contract between this group and the City of Yakima was the same as the contract between the Visitor & Convention Bureau and the City of Selah.

b. Public Facilities District Agenda & Convention Center Income Expense Report

H. Proclamations/Announcements

I. Consent Agenda

All items listed with an asterisk (*) were considered as part of the Consent Agenda.

- * 1. Approval of Minutes: September 28, 2004
- * 2. Approval of Claims & Payroll: Claims check nos. 43954 – 44052 (excluding 43990) for a total of \$155,038.90 and Payroll check nos. 54556 - 54638 for a total of \$133,491.02.

Mayor Jones read the Consent Agenda.

Councilman Kobes and Councilman Schmidt seconded to approve the Consent Agenda. By voice vote, the motion passed unanimously.

J. Public Hearings

K. New Business

1. Appointments to Parks Board and Reappointments to Planning Commission

Mayor Jones appointed new members Nigel Carter and Andy Wasilewski to the Parks Board, reappointed Chuck Blair and Jim Smith to the Planning Commission, and appointed Steve Robertson to Civil Service Commission Board.

Councilman Schmid noted the Planning Commission is very strong with current members. He also noted there should be recognition for John Bearup and Denny Stewart's work on the Parks Board. Jeff Hagler stated the Parks Board has done that.

Councilman Schmid moved and Councilman Larson seconded to approve the appointment of Nigel Carter and Andy Wasilewski to the Parks Board, reappointed Chuck Blair and Jim Smith to the Planning Commission, and Steve Robertson to Civil Service Commission Board. Roll was called. Councilman Smeback – yes; Councilman Schmid – yes; Councilman Schmidt – yes; Councilman Larson – yes; Councilman McNew – yes; Councilman Kobes – yes; Councilman Harris – yes. Approval was unanimous.

2. 2004 Water System Improvements, Lookout Point Reservoir & Transmission Main

Public Works Director Joe Henne stated his department put the reservoir and pipeline out to bid in such a way as to look at the differences between concrete and steel reservoir because steel and concrete prices have been volatile in recent months. He stated all bids for steel tanks met all bid qualifications. However, no bidder on the concrete included a statement of qualifications or a list of past projects;

follow-up calls to the low bidder for concrete have resulted in no further information on qualifications or past projects. He stated he would like to have concrete because steel needs to be repainted every 15-30 years, whereas all concrete tanks need is pressure washing (or vacuuming). He stated steel is \$200,000 cheaper initially, but the upkeep will eat savings up in fifty years. He stated they had discussed letting the contract for pipe only and sending the concrete reservoir back out to bid. He stated at this point he wasn't sure, but if they went ahead with the steel reservoir, that would leave money to spend on booster pumps.

Councilman Keith Larson asked how homes in area #4 would receive water if the steel reservoir needs to be drained for upkeep. Mr. Henne responded they would need to be kept under constant pressure. He deferred to Engineer Jeff Louman.

Jeff Louman, HLA, stated a booster pump would be installed to provide pressure to the reservoir. It would take at least two weeks to repaint the steel reservoir. It is something all water systems deal with.

Councilman Schmidt asked if the preference would be to wait until more information is available on the concrete reservoir.

Mr. Louman responded that the low bidder on concrete has adequate background, although their most recent concrete reservoir was nine years ago.

Councilman Schmid asked where the last concrete reservoir was built.

Mr. Louman responded that it was probably in Yakima. He stated all prices have gone up, noting their preference was concrete because it works well in the existing City reservoirs. He noted that concrete is not as common now because of higher costs associated with it. He referenced Mr. Henne's statement that the steel reservoir is \$217,000 less than the amount set aside for the concrete reservoir. He indicated that amount could be applied to the booster pump that would push water up to the reservoir and other systemic improvements. He stated he could not recommend awarding the bid to the low concrete bidder since they have insufficient information on their experience. He stated these steel tanks would be welded, not bolted.

Councilman Kobes asked if it would be possible to go "up a step" on the paint.

Jeff Louman stated the prep work would be critical. Each step would be closely monitored, and an inspection at end of first year would be written into the specs. He stated his recommendation after discussing it with the Mayor, some Council Members, City Supervisor Frank Sweet and Public Works Director Joe Henne would be to go forward with the pipeline and steel tank Bid total #4 from MRM Construction, Inc. of Ellensburg.

Mayor Jones noted the Del Monte reservoir has been in Yakima for at least 63 years.

Councilman Smeback stated he would have no problem with a steel reservoir as long as the City puts money in an amortization account for reservoir maintenance. Councilman Larson agreed.

Councilman Schmidt moved and Councilman McNew seconded to award the pipeline and reservoir contract to Bidder #4 MRM Construction, Inc. of Ellensburg.

Councilman Schmid stated the City Attorney assured him the City is within law in this award.

Councilman McNew stated his hope that the bid prices are locked in, noting steel prices fluctuate.

Jeff Louman stated the Council has sixty days to award the contract and assured them this is a lump sum bid item, and there is no avenue for contractors to ask for more money. He clarified Bid #4 is for both the pipeline and the steel reservoir.

Roll was called. Councilman Smeback – yes; Councilman Schmid – yes; Councilman Schmidt – yes; Councilman Larson – yes; Councilman McNew – yes; Councilman Kobes – yes; Councilman Harris – yes. Motion carried unanimously.

L. Old Business

1. Selah Municipal Code - Proposed Amendments & Modifications

Community Planner Dennis Davison handed out the Proposed Modifications to Planning Commission Amendments to Selah Municipal Code. He stated the Council can't change the Planning Commission's recommendations without a Public Hearing, and he needs the Council to set a date for a Public Hearing. He suggested it might be unwise to set that hearing on a regular Council Meeting day, because it might take too long.

Mayor Jones asked the City Supervisor to look at the calendar of Budget Meetings. It was decided to set November 4, 2004 at 2:00pm as the date for the Public Hearing. Councilman Schmidt will provide written comments since he will be absent. Councilman Harris stated he is on jury duty during that time, but doesn't know if he'll be called.

M. Resolutions

N. Ordinances

O. Communications

1. Oral

P. Reports/Announcements

- 1. Mayor**
- 2. Council Members**
- 3. Boards**
- 4. Departmental**

a. Code Enforcement/Building Quarterly Report – 3rd Quarter 2004

Public works Director Joe Henne reported more than half of the roof is finished on the south section of Civic Center.

Community Planner Dennis Davison stated Frank Sweet will be issuing the preliminary determination of non-significance with mitigation on the C. R. Johnson development and it will be open to public and agency comments.

Parks & Recreation Director Jeff Hagler reported the Selah Parks and Rec Service Area Board will meet Wednesday, October 20, and that they are now looking at other projects, including a comprehensive parks plan.

Councilman Herb Schmidt reported the Facilities & Capital Funds Committee set up a system where each department head reports on current facilities and future needs. He stated reports that have been received are excellent. The full committee will need to meet to review them. He noted he is impressed with the way the tourism board operates.

Councilman Keith Larson reported Vern Larson has started the remodeling on the big room of the Civic Center. Mayor Jones invited all to help hang sound board at the Civic Center on Friday.

Fire Chief Jerry Davis reported the Fire Commissioners met last night and approved the purchase of the second thermal-imaging camera and the sale of its predecessor.

Mayor Jones reported he, Jim Hall and Al Hubert went to Olympia to find out what the holdup is on Emergency Management's moving into proposed offices in the National Guard building. They will try to work it through. He reported he and Councilman Schmidt went to an Emergency Management Meeting last Thursday. He stated the City is way ahead of the curve on the potential eruption of Mt. St. Helens. There will be a new Emergency book soon.

At 4:50 pm the Mayor recessed the meeting for two minutes prior to the Executive Session.

Q. Executive Session

1. Executive Session to discuss real estate. Councilman McNew was excused.

R. Adjournment

At 5:38pm Mayor Jones reconvened the meeting to discuss an offer before the City Council. He thanked members of committee for their work over the past year and a half and thanked the Council for their handling secretive nature of projects. He stated the property was purchased over two years ago at what was perceived by some to be an exorbitant price. He noted as time passes, the price is recognized as being very reasonable, and he predicted the next two years will be very positive for Selah's growth and development.

City Supervisor Frank Sweet stated the offer before the Council is to purchase four acres on North Wenas for the purpose of building the Selah Fitness Center, a 46,000 square foot fitness facility which would include an Olympic sized 50-meter swimming pool to be made available to the general public for City use. He stated the purchase price will be \$4.87 ½ per square foot, the same price as the City paid for it. He noted this was also the same price offered to the public aquatic center group that was trying to put a program together. He noted his pleasure about bringing this offer before the Council and praised the Development Committee for the great amount of time spent working on this project.

Councilman Allen Schmid thanked the Development Committee and City staff for time put into this. He stated the recommendation from Development Committee is to accept the offer of \$4.87 ½ per square foot for four acres of land. He stated this is the beginning of revitalization of the Selah business area, and we can be proud that we as a City stepped up and purchase this property.

Frank Sweet noted the purchase price is \$849,420, and since this transaction was done without the services of Almon Realty, there will be a savings of \$59,459.40 in commissions.

Councilman Larson moved and Councilman Schmid seconded to accept the offer of Selah Fitness Center to purchase four acre on North Wenas at a purchase price of \$4.87 ½ per acre. Roll was called. Councilman Smeback – yes; Councilman Schmid – yes; Councilman Schmidt – yes; Councilman Larson – yes; Councilman Kobes – yes; Councilman Harris – yes. Motion carried unanimously.

Mayor Jones thanked the members of the Development Committee, noting the involvement and participation of former Council Member Ron Deatherage.

Councilman McNew rejoined the meeting.

Council Member Allen Schmid moved and Council Member Jerry Kobes seconded that the meeting be adjourned. By voice vote, the motion passed unanimously. The meeting adjourned at 5:44pm.

Robert L. Jones, Mayor

Gerald Kobes, Council Member

Keith Larson, Council Member

Peter McNew, Council Member

Allen Schmid, Council Member

Herb Schmidt, Council Member

Scott Smeback, Council Member

Brian Harris, Council Member

ATTEST:

Dale E. Novobielski, Clerk/Treasurer